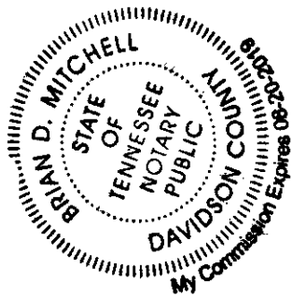
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $224,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 31st DAY OF October, 2017.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Bill Garrett Davidson County
Batch# 21171 DEEDWARR
11/02/2017 10:55:30 AM 2 pgs
Fees: $13.00 Taxes: $832.13

20171102-0112522

THIS INSTRUMENT WAS PREPARED BY

Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathanel Dryden and Rebecca Dryden	new address	
(NAME)	(NAME)	
1011 Highland Circle		042-04-0-017.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **RALPH F. THOMPSON, JR. AND KATHY T. BROWN, HEIRS AT LAW OF RALPH F. THOMPSON, SEVENTH CIRCUIT COURT FOR DAVIDSON COUNTY, PROBATE DIVISION, DOCKET NO. 17P362**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~NATHANEL~~ NATHANAEL **DRYDEN AND REBECCA DRYDEN**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Primrose Acres, of record in Book 2663, Page 106, Register's Office for said County.

Said Lot No. 89 fronts 83.4 feet on the Northerly side of Highland Circle and extends back 421.4 feet on the Easterly line and 374.3 feet on the Westerly line to a dead line measuring 185.7 feet thereon.

Being the same property conveyed by Warranty Deed from Gaines and Gregory Construction Company, Inc. to Ralph F. Thompson and wife, Frances Byrd Thompson as recorded on the 25th day of September, 1959 in Deed Book 2961, Page 515, said Register's Office. Frances Byrd Thompson died on October 1, 2015 leaving Ralph F. Thompson as sole surviving Tenant by the Entirety. Ralph F. Thompson aka Ralph Fullen Thompson, Sr. died on November 15, 2016 leaving Ralph F. Thompson, Jr. and Kathy T. Brown as the devisees under the Will of Ralph Fullen Thompson, Sr. probated under Docket No. 17P362, in the Seventh Circuit Court for Davidson County, Tennessee, Probate Division.

This conveyance is subject to all easements, restrictive covenants and conditions, and all other matters of record, including all items set out on any applicable plat of record.

unimproved _
This is improved x property, known as 1011 Highland Circle, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 31 day of October, 2017.

Ralph F. Thompson Jr.

RALPH F. THOMPSON JR.

Kathy T. Brown, by Ralph F. Thompson Jr.

KATHY T. BROWN, BY: RALPH F. THOMPSON, JR.

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Ralph F. Thompson, Jr., the bargainor, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee this 31 day of October, 2017.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 31 day of October, 2017, before me personally appeared Ralph F. Thompson, Jr ., to me known to be the person who executed the foregoing instrument on behalf of Kathy T. Brown and acknowledged that he executed the same as the free act and deed of Kathy T. Brown.

Witness my hand and official seal at Nashville, Tennessee this 31 day of October, 2017.

Commission expires:

JOHN GREGORY HARDEMAN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. My Commission Expires MAR 8, 2021

Notary Public